



**Wythenshawe Road, Brooklands, Manchester,
M23**

Guide Price: £315,000

Leasehold

Wythenshawe Road, Brooklands, Manchester, M23

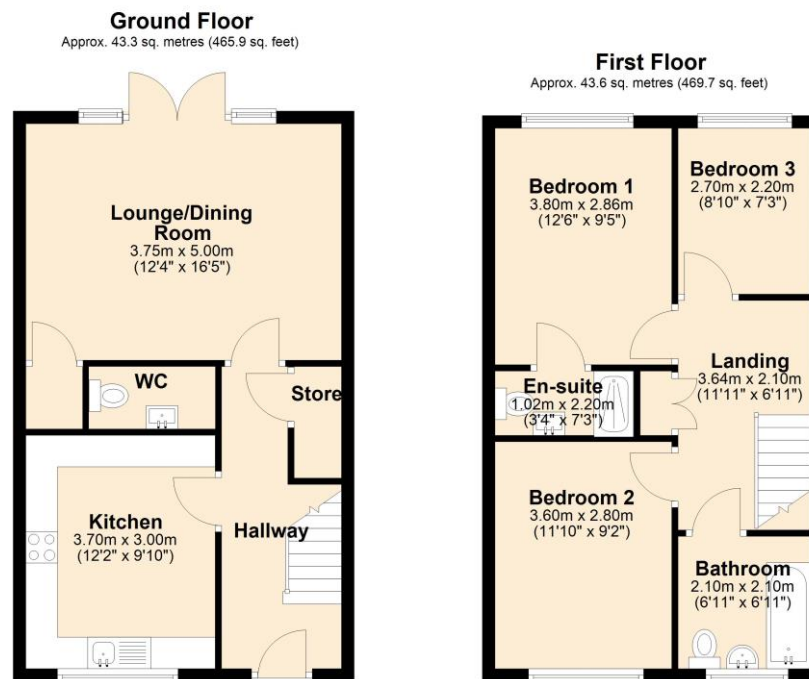
A fantastic opportunity to purchase a STUNNING modern end terrace home on Wythenshawe Road. Within easy reach of the Metrolink, motorway networks and an abundance of amenities this property is a perfect purchase for growing families, first time buyers or professional couples.

To the front of the property there is a driveway which will accommodate multiple cars. There is gated access to the rear garden where there is a private garden which is mainly laid to lawn with paved patio area.

As you enter the property you are greeted by a spacious entrance hall. To the left of the entrance hall there is a modern fitted kitchen which is furnished with a range of white high gloss units with wood effect work surfaces over, integral gas hob with extractor over and electric oven below and fridge and freezer, there is also space for dishwasher and washing machine. The living/ dining room is located to the rear of the ground floor and offer French patio doors leading to the rear garden. There is also the added benefit of a downstairs WC.

The first floor is home to THREE bedrooms, two of which are good size double bedrooms and a large single. The main bedroom offers an en-suite bathroom with walk in shower, WC and wash hand basin. The family bathroom is fitted with a three piece modern suite. On the landing there is a storage cupboard which is great for towels and bedding.

- Leasehold
- 250 years from April 2014
- Ground rent £150pa
- EPC Grade B
- Council Tax Band C



Total area: approx. 86.9 sq. metres (935.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.